

## REQUEST FOR COUNCIL ACTION

MEETING  
DATE: 12-01-03

221

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. <b>E-9</b>
ITEM DESCRIPTION: <i>Revised</i> Final Plat #03-31 to be known as Crimson Ridge Second Subdivision		PREPARED BY: Brent Svenby, Planner

November 25, 2003

### Planning Department Review:

See attached staff report dated November 25, 2003 recommending approval subject to the following conditions:

1. *The applicant agrees that this plat will have an impact on the City's need for parkland and that the dedication should be handled in the form outlined in the November 19, 2003 Memorandum from the Rochester Park and Recreation Department.*
2. *A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the November 20, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*
3. *Construction of a temporary turn-around is required at the northerly extent of Basswood Lane NW.*
4. *All private roadways less than 26 feet in width shall be posted "No Parking" on both sides of the roadway. Roadways 26 to 28 feet in width shall be posted "No Parking" on one side of the roadway.*

### Council Action Needed:

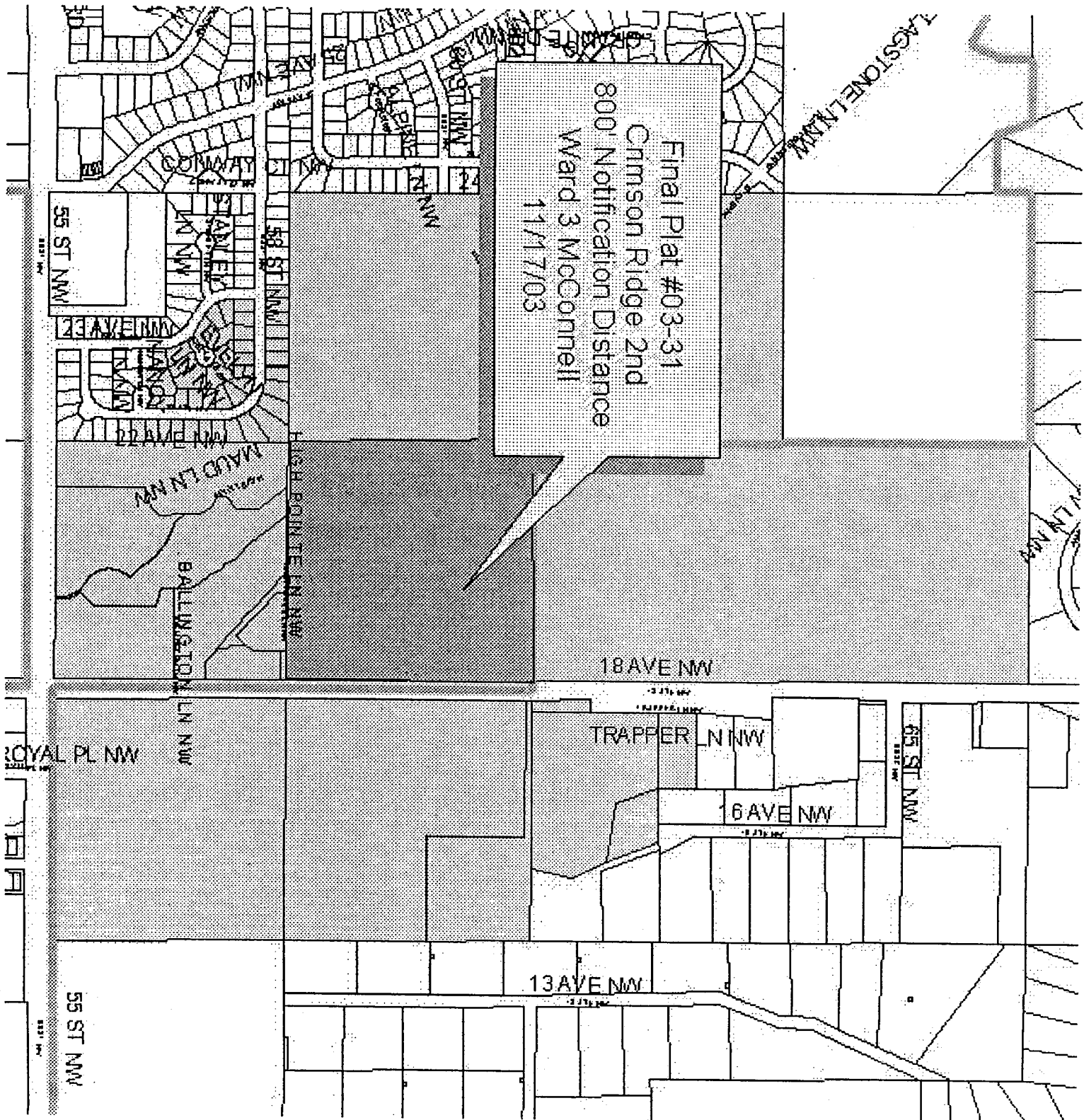
1. *A resolution approving the plat can be adopted.*

### Distribution:

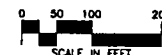
1. City Administrator
2. City Attorney
3. Planning Department File
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, December 1, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
5. Yaggy Colby Associates.

COUNCIL ACTION: Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_ to: \_\_\_\_\_

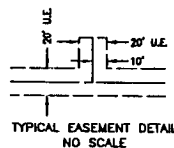
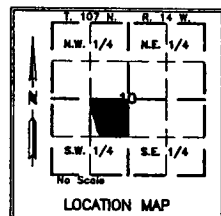
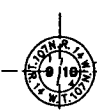
222



# CRIMSON RIDGE SECOND SUBDIVISION



YAGGY COLBY ASSOCIATES  
SURVEYING • ARCHITECTS  
LANDSCAPE ARCHITECTS  
217 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-255-8844  
FAX 507-255-8844  
WWW.YAGGYCOLBY.COM



## DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT

## UTILITY EASEMENT DEFINED

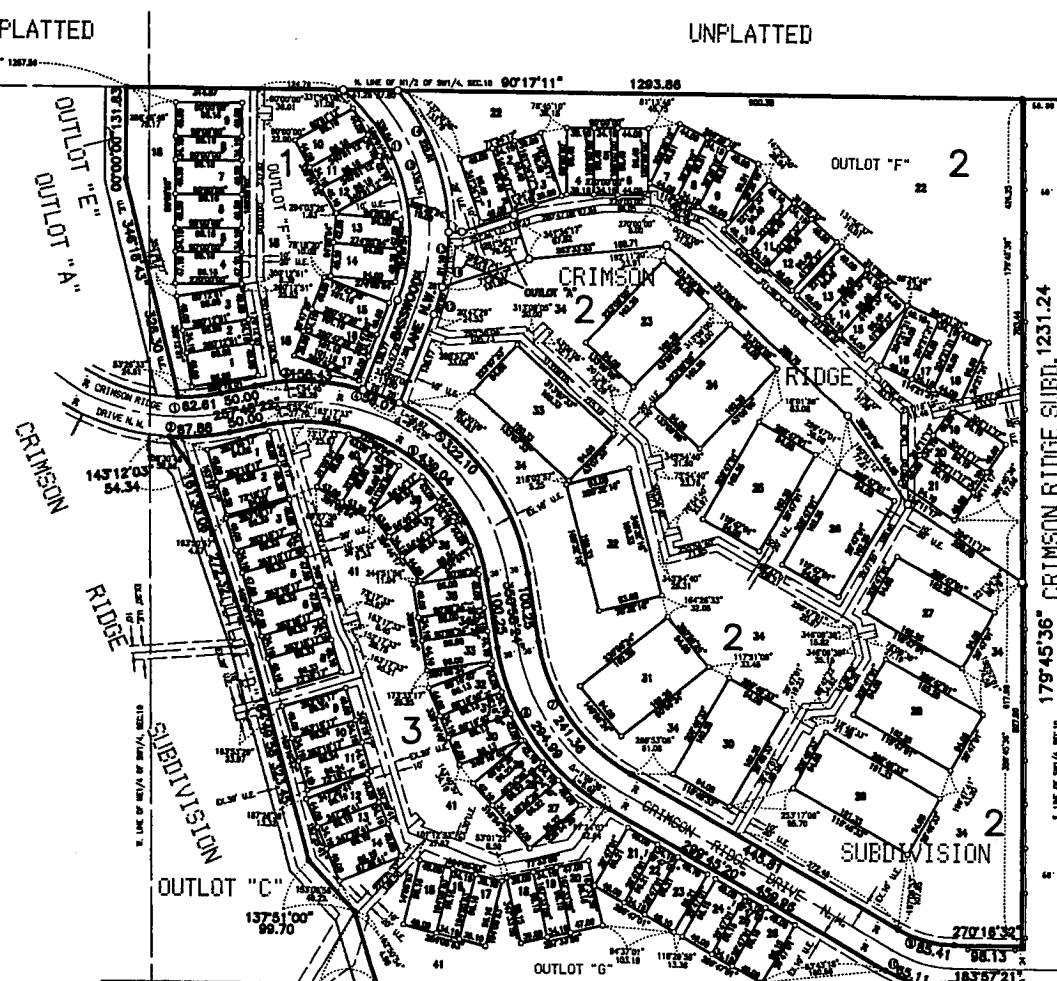
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and brining on said easement.

U.E. = UTILITY EASEMENT

## CONTROLLED ACCESS DEFINED

Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

— = CONTROLLED ACCESS



UNPLATTED

UNPLATTED



- MONUMENTS**
- Set 1/2" Rebars
  - Set 3/4" Iron Pipes
  - Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 41887.

**BEARINGS**  
Plot bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.

CURVE DATA						
CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ	
1	82.61	131°12'	270.00	82.47	84°26'58"	
2	87.88	151°51'	330.00	87.62	265°28'07"	
3	158.43	27°30'25"	330.00	156.91	81°33'34"	
4	56.07	08°44'08"	330.00	56.00	110°10'50"	
5	322.10	55°55'51"	330.00	308.47	143°00'39"	
6	438.04	83°10'02"	270.00	392.24	304°23'23"	
7	241.38	51°13'04"	270.00	233.40	145°21'52"	
8	294.89	51°13'04"	330.00	285.27	329°21'52"	
9	85.41	29°28'48"	188.00	84.47	105°00'56"	
10	85.11	15°56'35"	234.00	84.90	111°47'02"	
11	338.54	70°53'25"	272.00	315.48	345°20'46"	
12	40.82	07°08'51"	328.00	40.89	187°13'03"	
13	81.15	14°10'54"	328.00	80.85	186°33'51"	
14	222.61	36°53'08"	328.00	218.36	160°01'30"	
15	339.34	84°48'31"	300.00	321.53	348°23'13"	
16	71.15	12°23'41"	328.00	71.01	187°28'47"	

NOV 17 2003  
ROCHESTER CITY PLANNING DEPARTMENT

CRIMSON RIDGE SECOND SUBDIVISION

SHEET NO. 2 OF 2

THE HOMESTEAD

REVISED

A utility easement is dedicated over all of Lot 18, Block 1, Lot 22, 34, Block 2, and Lot 41, Block 3.

PROJECT NUMBER: 7539  
COMPUTER FILE: 7539-PLAN/MSD/2102 DATE: 01/14/03 DRAWN BY: JESSICA R. P.

224



# ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

*Olmsted*

[www.olmstedcounty.com/planning](http://www.olmstedcounty.com/planning)



**TO: Rochester Common Council**

**FROM: Brent Svenby, Planner**

**DATE: November 25, 2003**

**RE: Revised Final Plat #03-31 Crimson Ridge Second Subdivision**

## Planning Department Review:

**Applicant/Owner:** Arcon Development, Inc.  
Attn: Larry Frank  
7625 Metro Blvd. Suite 350  
Edina, MN 55439

**Surveyors/Engineers:** Yaggy Colby Associates  
717 Third Avenue SE  
Rochester, MN 55904

**Referral Comments:**

1. Rochester Park and Recreation Department
2. Rochester Public Works Department
3. Planning Department – Addressing Staff
4. RPU – Water Division
5. RPU - Operations Division
6. Rochester Park & Recreation

**Report Attachments:**

1. Referral Comments (3 Letters)
2. Copy of Final Plat
3. Location Map

## Plat Data:

**Location of Property:** The property is located along the west side of 18<sup>th</sup> Ave. NW and north of the Volunteers of America Development.

**Zoning:** The property is zoned R-2 (Low Density Residential) district on the City of Rochester Zoning Map.

**Proposed Development:** The Applicant is proposing to subdivide approximately 32.50 acres of land into 93 lots for single family attached housing and one outlier. The property is located along the west side of 18<sup>th</sup> Ave. NW and north of the Volunteers of America Development.

**Roadways:** This plat dedicates the right-of-way for the Basswood Lane NW, which will continue to north when that property is developed. The roadway is designed as

BUILDING CODE 507/285-8345 • GIS/ADDRESSING/MAPPING 507/285-8232 • HOUSING/HRA 507/285-8224

PLANNING/ZONING 507/285-8232 • WELL/SEPTIC 507/285-8345

FAX 507/287-2275



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225

a 33-foot width roadway on a 56-foot wide right-of-way.

According to the executed Development Agreement, dedication of 60 feet of right-of-way is required for 18<sup>th</sup> Avenue NW.

The development is also served by a number of private roadways.

**Pedestrian Facilities:**

A Development Agreement, which includes the requirements for pedestrian facilities, has been executed with the City of Rochester. Pedestrian facilities are required along the west side of 18<sup>th</sup> Avenue NW.

**Wetlands:**

Minnesota Statutes now require that all developments be reviewed for the presence of wetlands or hydric soils. A wetland exemption has been approved for a wetland in the northeast corner of the property.

**Public Utilities:**

Public infrastructure plans have been approved for the development.

**Spillover Parking:**

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. Spill-over parking requirements were reviewed at the time the performance residential plan was reviewed.

**Parkland Dedication:**

The Rochester Park and Recreation Department recommends that the parkland dedication requirements for this plat be met via cash in lieu of land in the amount of \$109,200. Payment is due prior to the recording of the final plat documents.

**General Development Plan:**

The plat is consistent with the approved General Development Plan known as Crimson Ridge.

**Planning Staff and Recommendation:**

On October 20, 2003 the Council approved the Final Plat called Crimson Ridge Second Subdivision. The plat was approved subjected to 5 conditions. The applicant never recorded the final plat documents. The applicant is wishing to revise the final plat adding lots 23 –34 Block 2. Lots 23-33 would be replated in the future into a condominium plat subdividing the each lot into individual lots once the structure is built. Staff would recommend approval of the revised plat subject to the following conditions or modifications:

1. ***The applicant agrees that this plat will have an impact on the City's need for parkland and that the dedication should be handled in the form outlined in the November 19, 2003 Memorandum from the Rochester Park and Recreation Department.***

234

Page 3  
Crimson Ridge Second  
November 25, 2003

2. ***A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the November 20, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.***
3. ***Construction of a temporary turn-around is required at the northerly extent of Basswood Lane NW.***
4. ***All private roadways less than 26 feet in width shall be posted "No Parking" on both sides of the roadway. Roadways 26 to 28 feet in width shall be posted "No Parking" on one side of the roadway.***

# ROCHESTER

— Minnesota —

227 -

TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX - 507-281-6216

FROM: Mark E. Baker

DATE: 11/24/03

The Department of Public Works has reviewed the **REVISED** application for Final Plat #03-31, for the Crimson Ridge Second (replat of Outlots F & G, Crimson Ridge Subdivision) development. The following are Public Works comments on this revised request.

1. The ROW for 18<sup>th</sup> Ave NW has been modified as requested in Public Works 10/13/03 comments. Public Works has no new comments based on the plan revisions.

728



ROCHESTER PARK AND RECREATION DEPARTMENT  
201 FOURTH STREET SE  
ROCHESTER MINNESOTA 55904-3769  
TELE 507-281-6160  
FAX 507-281-6165

## MEMORANDUM

DATE: November 19, 2003

TO: Jennifer Garness  
Planning

RE: Crimson Ridge 2<sup>nd</sup>  
Final Plat #03-31    \*\*Revised Nov 17, 2003\*\*

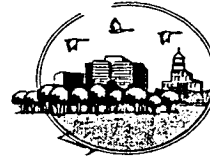
Acreage of plat.....	32.50 a
Number of dwelling units.....	172 units*
Density factor.....	.0244
Dedication .....	4.20 a
Fair market value of land.....	\$26,000 / a

\*dedication requirements for the plat are calculated with the understanding that total number of dwelling units remains consistent with Sept 15 '03 plat approval.

The Park and Recreation Department recommends that dedication requirements be met via: Cash in lieu of land in the amount of \$109,200 ( 4.20 a X \$26,000 / a) with payment due prior to recordation of the final plat.

Applicant:  
Arcon Development  
7625 Metro Blvd, Suite 350  
Edina, MN 55439





Rochester-Olmsted Planning Department  
GIS/Addressing Division  
2122 Campus Drive SE  
Rochester, MN 55904-4744  
Phone: (507) 285-8232  
Fax: (507) 287-2275

## PLAT REFERRAL RESPONSE

**DATE:** November 20, 2003

**TO:** Jennifer Garness

**FROM:** Randy Growden  
GIS/Addressing Staff  
Rochester-Olmsted County  
Planning Department

**CC:** Pam Hameister, Wendy Von Wald; Peter Oetliker

**RE:** **CRIMSON RIDGE SECOND SUBDIVISION**  
**REVISED**

**UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.**

**E911 ADDRESSING FEE: \$1780.00 (89 LOTS/ADDRESSES)**

**GIS IMPACT FEE: \$ 670.00 (94 LOTS/OUTLOTS)**

**Notes:** 1. Additional E911 Addressing fees may be required upon Site Plan review.  
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. Upon review of **CRIMSON RIDGE SECOND REVISED FINAL PLAT #03-31** the GIS / Addressing staff has found no issues to bring forth at this time.

**NOTE:** This is the second revision on Crimson Ridge Second so don't get confused. Please replace earlier fees tied to this plat with these fees as number of lots has changed.

230

## WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: FP #03-31 Crimson Ridge Second Subdivision  
(REVISED)

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☒ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☒ Other or Explanation:

**A wetland exemption was filed and approved on this site.**



*we pledge, we deliver*

231

DATE: November 20, 2003

TO: Jennifer Garness, Planning Dept.  
Rochester-Olmsted Planning Dept.

FROM: Michael J. Engle, Supv. of Distribution Design  
Rochester Public Utilities  
280-1579

SUBJECT: Revised Final Plat #03-31 by Arcon Development, Inc. to be known as Crimson Ridge Second Subdivision. The Applicant is proposing to subdivide approximately 32.50 acres of land into 93 lots for single family attached housing and 1 outlot. The property is located along the west side of 18<sup>th</sup> Ave NW and north of the Volunteers of America Development.

RPU's Operations Division review of the above-referenced revised final plat is complete and our comments follow:

1. Additional utility easements may be required for electrical distribution facilities at the time of development.

Sincerely,

la

c: Arcon Development, Inc.  
Yaggy Colby Associates

232



The hand to reach for...  
**DAVID A. KAPLER**  
Fire Chief

DATE: November 25, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher, Fire Protection Specialist

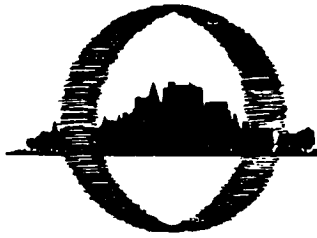
SUBJ: Revised Final Plat #03-31 by Arcon Development, Inc. to be known as Crimson Ridge Second Subdivision. The applicant is proposing to subdivide approximately 32.50 acres of land into 81 lots for single family attached housing.

With regard to the above noted project plan, the fire department are the same as those stated in my letters dated September 11, 2003 and October 12, 2003 regarding this project:

2.

a) *Approved fire apparatus access roads shall be provided for every facility, building or portion of a building within the City of Rochester. The fire apparatus access road shall extend to within 150 feet of all portions of the building or any portion of the exterior wall of the first story as measured by an approved route around the exterior of the building. Verify that the roadways off the public streets are a minimum of 20 feet in width and comply with section 503 of the Rochester Fire Code.*

c: Donn Richardson, RPU, Water Division  
Mark Baker, Rochester Public Works  
Arcon Development  
Yaggy Colby Associates



COUNTY OF  
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233  
PUBLIC WORKS DEPARTMENT  
2122 CAMPUS DR SE - SUITE 200  
ROCHESTER MN 55904-4744  
www.olmstedpublicworks.com  
507.285.8231

November 24, 2003

Jennifer Garness  
Planning Department

Dear Jennifer:

The Public Works Department has reviewed the Revised Final Plat #03-31 by Arcon Development, Inc. to be known as Crimson Ridge Second Subdivision and has the following comment:

- ***Access to Crimson Ridge Second Subdivision and Volunteers of America shall be combined as approved by access permit.***

Sincerely,

Michael Sheehan  
County Engineer

MTS/ss



T:\PW\DATA\ENG\INDOC\PLANZONE.DOC

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237